



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**60± ACRES WITH 2 HOMES
BUTLER COUNTY, KY**

\$999,000

Kentucky Hilltop Retreat

OFFICE (270) 795-1080 | WWW.SMALLTOWNPROPERTIES.COM

THE BUTLER 60

PROPERTY PROFILE

LOCATION:

- 1104 Neafus Road
Morgantown, KY 42261
- Butler County
- 15± Miles NE of Morgantown
- 20± Miles SW of Leitchfield
- 40± Miles N of Bowling Green
- 57± Miles SE of Owensboro
- 52± Miles SW of Elizabethtown
- 94± Miles SE of Louisville
- 103± Miles N of Nashville, TN

COORDINATES:

- 37.3735, -85.5732

PROPERTY USE:

- Residential
- Hunting & Fishing
- Potential Event Venue
- Potential Rental Income
- Potential Livestock Operation

TAX INFORMATION:

- Account # 145481
- Deed Book 246, Page 121
- 2026 Property Taxes: \$1,308.00

PROPERTY INFORMATION:

- 60± Hilltop Acres
- 1,767± SqFt Custom-Built Home
 - 3 Bedrooms/2 Baths
 - Large Primary Suite
 - Vaulted Ceilings
 - Open Floor Plan
 - Attached Carport
 - Large Utility Room
 - Generac Generator
- 1,000± SqFt Guest Home
 - Fully-Furnished
 - Covered Porch
- 40' x 60' Workshop
 - 30' x 60' Equipment Shed
 - Power Available
 - RV Hookup
- 2± Miles of Internal Walking Trails
- Pasture with Water Trough
- Gently Rolling Terrain
- Golf Driving Range
- Abundant Wildlife
- Mostly Fenced
- Stocked Pond
- Box Stands
- Food Plots



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JAMIE ROGERS

PRINCIPAL BROKER | PRINCIPAL AUCTIONEER

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jamie@smalltownproperties.com

2101 Flint Springs Rd. - Cromwell, KY 42333

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE BUTLER 60

WELCOME TO THE KENTUCKY HILLTOP RETREAT IN MORGANTOWN, KENTUCKY. This amazing 60± acre property in Butler County has much to offer for everyone, including a newer custom-built home and a separate 1,000± square foot, fully-furnished guest home, which is currently used as an income-producing Airbnb property.

The 1,767± square foot main home features vaulted ceilings, a large primary suite with a huge walk-in closet, a tile shower, and double vanities. A beautiful open floor plan offers three bedrooms, two bathrooms, a large island in the kitchen, custom-made hickory cabinets, under-cabinet lighting, a gas range, and stainless steel appliances. This home also features a gas fireplace, a large utility room, an attached two-car carport, a 22kW Generac home generator, and a covered back porch that makes for the perfect place to watch amazing sunsets.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE BUTLER 60

A large 40' x 60' workshop with a 30' x 60' equipment shed has its own separate power service and an RV hookup. The farm is mostly fenced with good pasture and a water trough that would be perfect for horses and livestock. The Kentucky Hilltop Retreat benefits from abundant wildlife, making for great deer and turkey hunting. You'll find food plots, feeders, box stands, a stocked pond loaded with fish, and over two miles of established interior walking trails.

There is even a golf driving range in-place, making the Kentucky Hilltop Retreat the ultimate recreational homestead. This amazing property would also be perfect for a multi-function venue setup or your own private paradise. The sky is the limit.

**Call Jamie Rogers today to schedule a private showing
and experience #TheSmallTownWay!**



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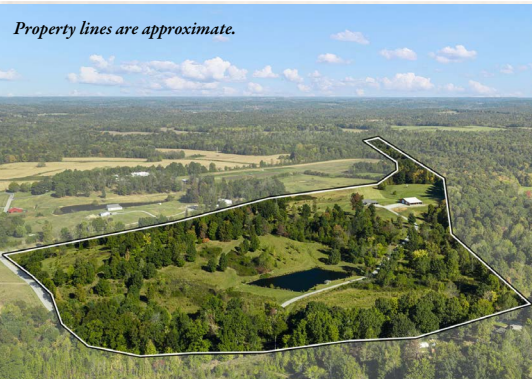
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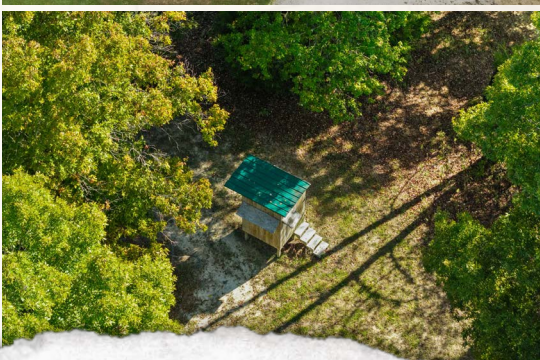
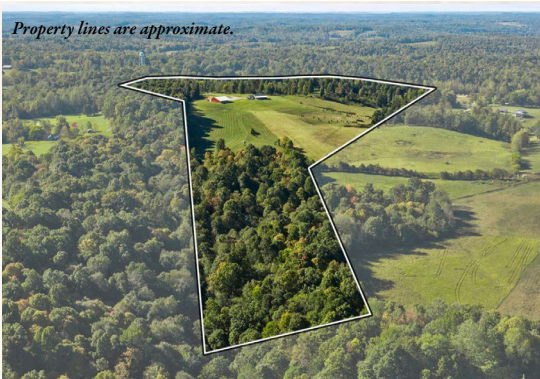
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Property lines are approximate.



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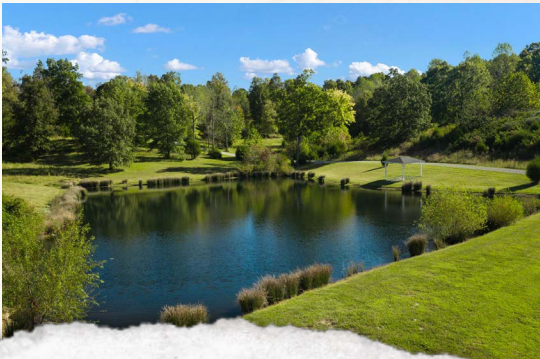
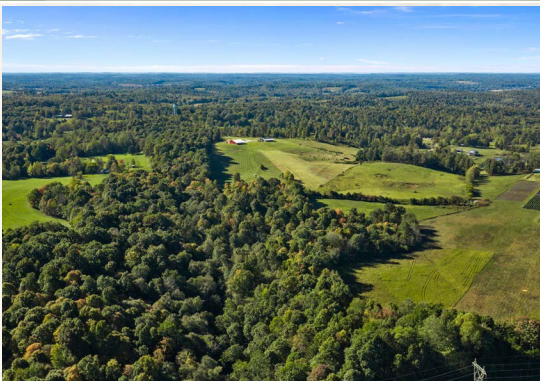
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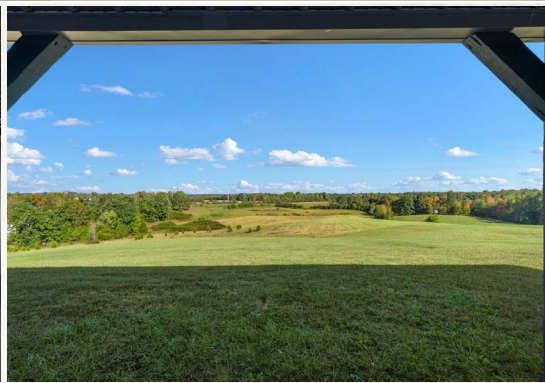
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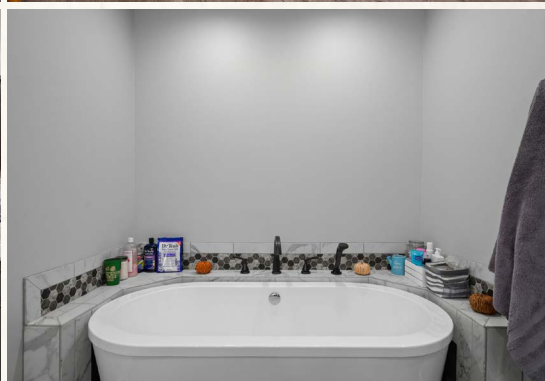
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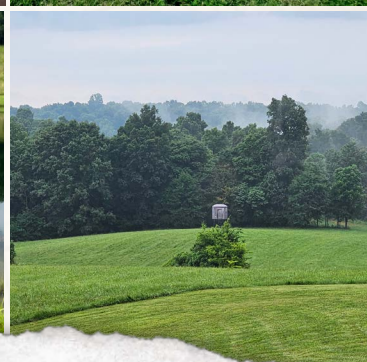
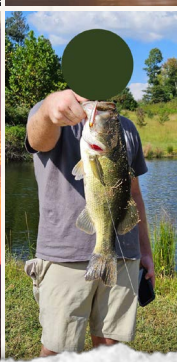
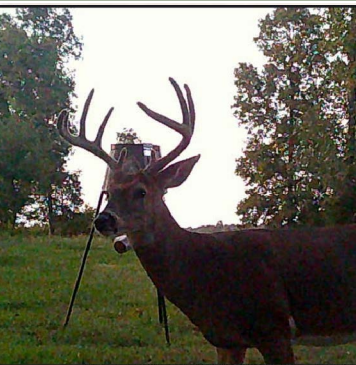
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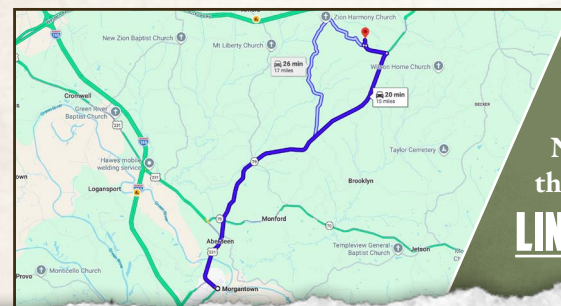
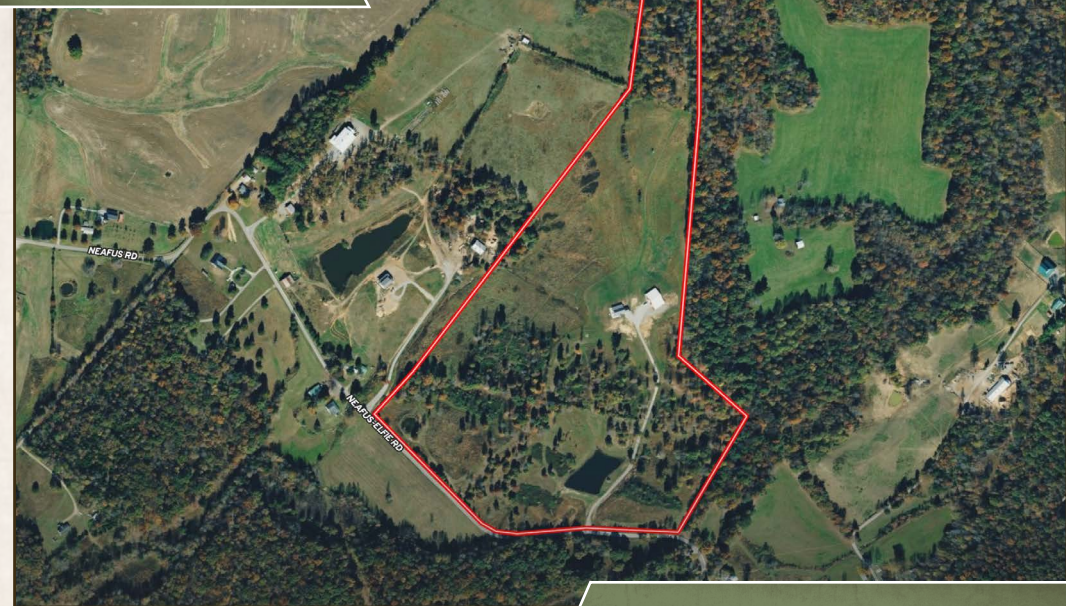
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land id. LINK



Directions From Morgantown, KY:
Travel north on US-231 for 2.4 miles.
Turn right onto KY-79 and continue
north for 11.3 miles. Turn left onto
Neafus Road and proceed for 1 mile to
the property and signs on the right.

LINK TO GOOGLE MAP DIRECTIONS



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